



TOWN OF OLD SAYBROOK  
**Planning Commission**  
**Housing Task Force**

*Michael Bender, Chairman*  
*Nick Prevost, Vice Chairman*  
*Douglas McCracken, Secretary*  
*Tina Rupp*  
*Erin Torneo*

302 Main Street  
Old Saybrook, Connecticut 06475  
**Oldsaybrookct.gov**

**Alternate Members**

*Dennis Tulimieri, Jr.*  
*Vacancy*  
*Vacancy*

**HTF Representatives**

*Robert Friedmann, Zoning Commission*  
*Chuck Chadwick, Borough of Fenwick*

**REGULAR MEETING AGENDA**  
**HYBRID MEETING**

**Wednesday, May 20, 2026 at 7:00 P.M.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

Public Zoom Link: <https://zoom.us/j/95698333313?pwd=NndlRm1IenJPS0JBeDVyaHhtMERDQT09>

Meeting ID: 956 9833 3313

Meeting Passcode: 302302

Teleconference Dial-In: (929) 436-2866

One Tap Mobile: <tel://9294362866,,95698333313#>

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **REGULAR BUSINESS**
  - A. **Minutes**
  - B. **Correspondence**
- IV. **REFERRALS**

- A. **“Carabetta” Petition to Amend the Old Saybrook Zoning Regulations IHZ**  
Amend Section 54.2.2 to allow the approval of landscaping and parking locations that do not meet the design standards but meet the intent of the regulations and Section 54.9.1 to allow for 24% structure coverage and 3 stories for residentially zoned properties in the Gateway Conservation Zone.  
Petitioner: Gary Carabetta Agent: Attorney Edward Cassella  
*ACTION: Consider per Town Plan and report to ZC for their 6/1/2026 public hearing.*
- B. **Petition to amend the Old Saybrook Zoning Regulations** for compliance CGS § 8-2s, as amended by PA 25-1. Sect. 9 add definitions: mixed-use middle housing (2-9 units), mixed-use middle housing (10+units) & summary review application. Amend Sect. 31.1 32.1, 33.1, 34.1 37.1 & 54 to exempt mixed-use middle housing as a special exception in the B-1, B-2, B-3, B-4, IHZ, SP1, SP2 & SP3 District and permit by summary review. Amend Section 51 to address summary review CGS § 8-2r. New sect. 57 mixed-use middle housing including standards, parking requirements, parking needs assessment and to allow creation of a parking management overlay zone. Amend section 62.4.1.d3 to expand town center parking lot to include on-street public parking located within ½ mile of the train station to count parking for non-residential uses. Petitioner: Old Saybrook Zoning Commission.  
*Petitioner: Old Saybrook Zoning Commission*  
*ACTION: Consider per Town Plan and report to ZC for their 6/1/2026 public hearing.*

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- C. **Petition to Amend the Old Saybrook Zoning Map** to create two contiguous Parking Management Districts (PMD) as allowed by CGS § 8-2s, as amended by PA 25-1 that are each less than 384 acres (4% of the Town's total land acres of 9,600 acres). PMD West (314 acres) PMD East (383 acres), The PMDs include the entire B-1 and B-4 Districts and portions of the B-2 and B-3 Districts. The PMDs are located on Boston Post Road, Boston Post Road East, Spencer Plain, Main Street, North Main Street Area. Petitioner: Old Saybrook Zoning Commission

*Petitioner: Old Saybrook Zoning Commission*

*ACTION: Consider per Town Plan and report to ZC for their 6/1/2026 public hearing.*

V. **WORKSHOP**

- A. **“Housing Task Force Report of Findings”**

*ACTION: Review draft report and edit.*

VI. **COMMITTEE, REPRESENTATIVE & STAFF REPORTS**

VII. **ADJOURNMENT**

NEXT REGULARLY SCHEDULED  
PLANNING COMMISSION  
HYBRID MEETING

**Wednesday, June 3, 2026 at 7:00 p.m.**  
Town Hall, 1<sup>st</sup> Floor Conference Room  
302 Main Street, Old Saybrook

**Check our website for dial in information and  
additional meeting documents.**